



## EXHIBIT "A"

### Tract 1 – 0.138 Acres

**SURVEY OF A TRACT 1, 0.138 ACRES OR 6,018 SQUARE FEET OF LAND, A PART OF LOT 1, REED CENTRAL AUSTIN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 94, PAGE 133, PLAT RECORDS, TRAVIS COUNTY, TEXAS, THE SAID LOT 1, BEING DESCRIBED TO CHAMELEON HOWARD, LP IN THAT CERTAIN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017005829, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT 1, 0.138 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:**

**COMMENCING FOR REFERENCE** at a one-half inch iron rod found having Grid Coordinates of Y(N) 10126666.540, X(E) 3136234.043 United States state plane coordinate system, Texas Central Zone 4203, NAD83, for the west corner of the said Lot 1, same being a point on the southeast line of Lot 1, Block A, Resubdivision Of Lot 2A, Block "A", Amendment Of Lot 2 And Lot 3, Block "A", Schofield Ranch Retail Subdivision, a subdivision in Travis County, Texas according to the plat recorded in Document Number 20010034, Official Public Records, Travis County, Texas, being described to Kohl's Illinois, Inc., in the certain General Warranty Deed recorded in Document Number 2008009323, Official Public Records, Travis County, Texas, same being an exterior angle corner in the northwest and northeast line of Lot 5, Block "A", Parmer Center North Subdivision, a subdivision in Travis County, Texas according to the plat recorded in Document Number 200300185, Official Public Records, Travis County, Texas;

**THENCE** North 26°34'27" East, a distance of 884.24 feet, coincident with the common dividing line of the said Lot 1, Reed Central Austin and the said Lot 1, Resubdivision Of Lot 2A, Block "A", Amendment Of Lot 2 And Lot 3, Block "A", Schofield Ranch Retail Subdivision, passing the east corner of the said Resubdivision Of Lot 2A, Block "A", Amendment Of Lot 2 And Lot 3, Block "A", Schofield Ranch Retail Subdivision, same being the south corner of Lot 1, Block "A", Schofield Ranch Retail Subdivision, a subdivision in Travis County, Texas according to the plat recorded in Document Number 200100026, Official Public Records, Travis County, Texas, to a point not set having Grid Coordinates of Y(N) 10127457.365, X(E) 3136629.615 United States state plane coordinate system, Texas Central Zone 4203, NAD83, for the west corner and **POINT OF BEGINNING** of the herein described Tract 1, 0.138 acres of land and the southwest corner of that certain Electric Line Easement And Right-Of-Way described to City of Austin in Volume 11689, Page 375, Real Property Records, Travis County, Texas;

**THENCE** North 26°34'27" East, a distance of 30.01 feet and coincident with said common dividing line of the said Lot 1, Reed Central Austin and the said Lot 1, Scofield Ranch Retail Subdivision, to a point not set for the north corner of the herein described Tract 1, 0.138 acres of land, the north corner of the said Electric Line Easement And Right-Of-Way and the said Lot 1, Reed Central Austin, same being the east corner of the said Lot 1, Scofield Ranch Retail Subdivision and a point on the southwest right-of-way line of West Howard Lane, right of way varies;

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**THENCE** South 62°01'11" East, coincident with the southwest right-of-way line of the said West Howard Lane, same being the northeast line of the said Lot 1, Reed Central Austin and the said Electric Line Easement and right-of-way and passing a capped iron rod found at a distance of 0.96 feet, continuing an additional distance of 200.00 feet for a **Total Distance of 200.96 feet** to a point not set for the east corner of the herein described Tract 1, 0.138 acres of land and from this point a capped iron rod found for the east corner of the said Lot 1, Reed Central Austin same being the north corner of Lot 2, Reed Central Austin, bears South 62°01'11" East, coincident with the southwest right-of-way line of the said Howard Lane a distance of 240.69 feet, same being the north corner of Lot 2, of the said Reed Central Austin;

**THENCE** departing the southwest right-of-way line of the said West Howard Lane and crossing over the said Lot 1, Reed Central Austin the follow two (2) courses:

- 1) South 27°58'49" West, a distance of 30.00 feet crossing over the said Electric Line Easement And Right-of-Way to a point not set for the south corner of the herein described Tract 1, 0.138 acres of land, same being an exterior angle corner in the southeast and southwest lines of the said Electric Line Easement And Right-of-Way;
- 2) North 62°01'11" West, a distance of 200.22 feet coincident with the southwest line of the said Electric Line Easement And Right-of-Way to the **POINT OF BEGINNING** and containing 0.138 acres or 6,018 square feet of land, more or less.

### Tract 2 – 0.138 Acres

**SURVEY OF A TRACT 2, 0.138 ACRES OR 6,025 SQUARE FEET OF LAND A PART OF LOT 1, REED CENTRAL AUSTIN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 94, PAGE 133, PLAT RECORDS, TRAVIS COUNTY, TEXAS, THE SAID LOT 1, BEING DESCRIBED TO CHAMELEON HOWARD, LP IN THAT CERTAIN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017005829, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT 2, 0.138 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:**

**COMMENCING FOR REFERENCE** at a one-half inch iron rod found having Grid Coordinates of Y(N) 10126666.540, X(E) 3136234.043 United States state plane coordinate system, Texas Central Zone 4203, NAD83, for the west corner of the said Lot 1, same being a point on the southeast line of Lot 1, Block A, Resubdivision Of Lot 2A, Block "A", Amendment Of Lot 2 And Lot 3, Block "A", Schofield Ranch Retail Subdivision, a subdivision in Travis County, Texas according to the plat recorded in Document Number 20010034, Official Public Records, Travis County, Texas, being described to Kohl's Illinois, Inc., in the certain General Warranty Deed recorded in Document Number 2008009323, Official Public Records, Travis County, Texas, same being an exterior angle corner in the northwest and northeast line of Lot 5, Block "A", Parmer Center North Subdivision, a subdivision in Travis County, Texas according to the plat recorded in Document Number 200300185, Official Public Records, Travis County, Texas;

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**THENCE** North 26°34'27" East, a distance of 914.25 feet, coincident with the common dividing line of the said Lot 1, Reed Central Austin and the said Lot 1, Resubdivision Of Lot 2A, Block "A", Amendment Of Lot 2 And Lot 3, Block "A", Schofield Ranch Retail Subdivision, passing the east corner of the said Resubdivision Of Lot 2A, Block "A", Amendment Of Lot 2 And Lot 3, Block "A", Schofield Ranch Retail Subdivision, same being the south corner of Lot 1, Block "A", Schofield Ranch Retail Subdivision, a subdivision in Travis County, Texas according to the plat recorded in Document Number 200100026, Official Public Records, Travis County, Texas to a point not set for the north corner of the said Lot 1, Reed Central Austin and that certain Electric Line Easement And Right-of-Way as described to the City of Austin in Volume 11689, Page 375, Real Property Records, Travis County, Texas, same being the east corner of the said Lot 1, Scofield Ranch Retail Subdivision and a point on the southwest right-of-way line of West Howard Lane, right-of-way varies;

**THENCE** South 62°01'11" East, coincident with the southwest right-of-way line of West Howard Land, the northeast line of the said Lot 1, Reed Central Austin and the northeast line of the said Electric Line Easement And Right-of-Way and passing a capped iron rod found at 0.96 feet, continuing an additional distance of 200.00 feet for a **Total Distance of 200.96** feet to a point not set having Grid Coordinates of Y(N) 10127389.921, X(E) 3136820.508 United States state plane coordinate system, Texas Central Zone 4203, NAD83, for the north corner and **POINT OF BEGINNING** of the herein described Tract 2, 0.138 acres of land;

**THENCE** South 62°01'11" East, a distance of 240.69 feet and coincident with the said southwest right-of-way line of West Howard Land, the northeast line of the said Lot 1, Reed Central Austin and the northeast line of the said Electric Line Easement And Right-of-Way to a capped iron rod found for the east corner of the herein described Tract 1, 0.138 acres of land and the said Lot 1, same being the north corner of Lot 2, both of Reed Central Austin, same being a point on the northeast line of the said Electric Line Easement And Right-of-Way, same being a point on the southwest right-of-way line of the said West Howard Lane;

**THENCE** South 26°38'17" West, a distance of 25.01 feet and departing the southwest right-of-way line of the said West Howard Lane, crossing over the said Electric Line Easement And Right-of-Way and coincident with the common dividing line of the said Lot 1 and Lot 2, both of Reed Central Austin to a point not set for the south corner of the herein described Tract 2, 0.138 acres of land, same being at the intersection of the southwest line of the said Electric Line Easement And Right-of-Way with last said common dividing line and from this point a one-half inch iron rod found for an interior angle corner of the said Lot 1, same being the west corner of the said Lot 2, both of Reed Central Austin bears South 26°38'17" West, a distance of 679.59;

**THENCE** North 62°01'11" West, a distance of 241.27 feet crossing over the said Lot 1, Reed Central Austin and coincident with the southwest line of the said Electric Line Easement And Right-of Way to a point not set for the west corner of the herein described Tract 2, 0.138 acres of land, same being an interior angle corner in the southwest line of the said Electric Line Easement And Right-of-Way;

**THENCE** North 27°58'49" East, a distance of 25.00 feet crossing over the said Lot 1, Reed Central Austin and the said Electric Line Easement And Right-of-Way to the **POINT OF BEGINNING** and containing 0.138 acres or 6,025 square feet of land, more or less.

## EXHIBIT "A"

### Tract 3 – 0.238 Acres

**SURVEY OF A TRACT OF LAND BEING 0.238 ACRES OR 10,356 SQUARE FEET OF LAND A PART OF LOT 1, REED CENTRAL AUSTIN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 94, PAGE 133, PLAT RECORDS, TRAVIS COUNTY, TEXAS, THE SAID LOT 1, BEING DESCRIBED TO CHAMELEON HOWARD, LP IN THAT CERTAIN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017005829, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT 3, 0.238 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:**

**COMMENCING FOR REFERENCE** at a one-half inch iron rod found having Grid Coordinates of Y(N) 10126666.540, X(E) 3136234.043 United States state plane coordinate system, Texas Central Zone 4203, NAD83, for the west corner of the said Lot 1, same being a point on the southeast line of Lot 1, Block A, Resubdivision Of Lot 2A, Block "A", Amendment Of Lot 2 And Lot 3, Block "A", Schofield Ranch Retail Subdivision, a subdivision in Travis County, Texas according to the plat recorded in Document Number 20010034, Official Public Records, Travis County, Texas, being described to Kohl's Illinois, Inc., in the certain General Warranty Deed recorded in Document Number 2008009323, Official Public Records, Travis County, Texas, same being an exterior angle corner in the northwest and northeast line of Lot 5, Block "A", Parmer Center North Subdivision, a subdivision in Travis County, Texas according to the plat recorded in Document Number 200300185, Official Public Records, Travis County, Texas;

**THENCE** North 26°34'27" East, a distance of 869.24 feet and coincident with the common dividing line of the said Lot 1, Reed Central Austin and the said Lot 1, Resubdivision Of Lot 2A, Block "A", Amendment Of Lot 2 And Lot 3, Block "A", Schofield Ranch Retail Subdivision, passing the east corner of the said Resubdivision Of Lot 2A, Block "A", Amendment Of Lot 2 And Lot 3, Block "A", Schofield Ranch Retail Subdivision, same being the south corner of Lot 1, Block "A", Schofield Ranch Retail Subdivision, a subdivision in Travis County, Texas according to the plat recorded in Document Number 200100026, Official Public Records, Travis County, Texas to a point not set for the west corner and **POINT OF BEGINNING** of the herein described Tract 3, 0.238 acres of land having Grid Coordinates of Y(N) 10127443.946, X(E) 3136622.902 United States state plane coordinate system, Texas Central Zone 4203, NAD83,;

**THENCE** North 26°34'27" East, a distance of 15.00 feet and coincident with the said common dividing line of the said Lot 1, Reed Central Austin and of the said Lot 1, Scofield Ranch Retail Subdivision, to a point not set for the west corner of that certain Electric Line Easement And Right-Of-Way described to City of Austin in Volume 11689, Page 375, Real Property Records, Travis County, Texas and the north corner of the herein described Tract 3, 0.238 acres of land and from this point a capped iron rod found on the southwest right-of-way of West Howard Lane (right-of-way varies) bears North 26°34'27" East, a distance of 30.01 feet and South 62°01'11" East, a distance of 0.96 feet;

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**THENCE** departing the common dividing line of the said Lot 1, Reed Central Austin and the said Lot 1, Scofield Ranch Retail Subdivision and crossing over the said Lot 1 Reed Central Austin and coincident with the southwest line of the said Electric Line Easement And Right-Of-Way, the following three (3) courses:

1. South 62°01'11" East, a distance of 200.22 feet to a point not set for an exterior angle corner in the southwest and southeast line of the said Electric Line Easement And Right-Of-Way, same being an interior angle corner in the northeast and northwest line of the herein described Tract 3, 0.238 acres of land;
2. North 27°58'49" East, a distance of 5.00 feet to a point not set for an interior angle corner in the southwest and southeast line of said Electric Line Easement And Right-of-Way, same being an exterior angle corner in the northwest and northeast line of the herein described Tract 3, 0.238 acres of land;
3. South 62°01'11" East, a distance of 241.27 feet to a point not set at the intersection of the southwest line of the said Electric Line Easement And Right-Of-Way with the southeast line of the said Lot 1, Reed Central Austin, same being the northwest line of Lot 2, of the said Reed Central Austin, same being the east corner of the herein described Tract 3, 0.238 acres of land;

**THENCE** South 26°38'17" West, a distance of 35.01 feet and coincident with the common dividing line of the said Lot 1, and the said Lot 2, both Reed Central Austin to a point not set for the south corner of the herein described Tract 3, 0.238 acres of land and from this point an interior angle corner of the said Lot 1, same being the west corner of the said Lot 2, both of Reed Central Austin bears South 26°38'17" West, a distance of 644.58 feet;

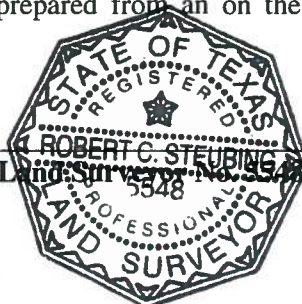
**THENCE** departing the common dividing line of the said Lot 1 and the said Lot 2, both Reed Central Austin and crossing over the said Lot 1, the following three (3) courses:

1. North 62°01'13" West, a distance of 69.34 feet to a point not set for an exterior angle corner in the southwest line of the herein described Tract 3, 0.238 acres of land;
2. North 57°41'37" West, a distance of 198.85 feet to a point not set for an interior angle corner in the southwest line of the herein described Tract 3, 0.238 acres of land;
3. North 62°01'11" West, a distance of 174.32 feet to the **POINT OF BEGINNING** and containing 0.238 acres or 10,356 square feet of land, more or less.

**BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.**

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.

*Robert C. Steubing*  
Robert C. Steubing Registered Professional Land Surveyor No. 5548



*11/01/2017*  
Date





# EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES

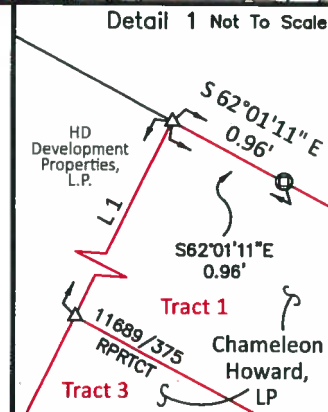
-60' 0 60'



SCALE: 1"=60'



Detail 1 Not To Scale



## TOTAL AREA

0.514 Acres - 22,399 SqFt

Thomas C. Collins  
Survey No. 61



HD Development Properties, LP  
Warranty Deed  
Doc. 2003211517 OPRTCT  
Called 12.201 Acres

Lot 1, Block A  
Scofield Ranch  
Retail Subdivision  
Doc. 200100026  
OPRTCT

Lot 1, Block A, Resubdivision Of  
Lot 2 and Lot 3, Block "A",  
Scofield Ranch Retail Subdivision  
Doc. 20010034 OPRTCT

City of Austin  
Electric Line Easement  
Called 0.43 Ac  
RPRCT

Kohl's Illinois, Inc.  
General Warranty Deed  
Doc. 2008009323  
OPRTCT

LOT 1  
REED CENTRAL AUSTIN  
Vol 94 Pg 133 PRCTCT

R505605  
Chameleon Howard, LP  
a Texas Limited Partnership  
General Warranty Deed  
Doc. 2017005829 OPRTCT

NUMBER	BEARING	DISTANCE
L1	N26°34'27"E	30.01'
L2	S27°58'49"W	30.00'
L3	S26°38'17"W	25.01'
L4	N27°58'49"E	25.00'
L5	N26°34'27"E	15.00'
L6	N27°58'49"E	5.00'
L7	S26°38'17"W	35.01'

Area of Overlap  
0.026 Acres  
1,134 SqFt

American Tower Asset Sub, LLC  
Easement And Assignment Agreement  
Doc. 2018044862 OPRTCT  
Access and Utility Easement Area  
Called 0.0612 Acres or 2,666 SqFt

American Tower Asset Sub, LLC  
Easement And Assignment Agreement  
Doc. 2018044862 OPRTCT  
Called 0.056 Acres or 2,460 SqFt

American Tower Asset Sub, LLC - Easement And Assignment Agreement  
Doc. 2018044862 OPRTCT - Called 0.009 Acres or 380 SqFt

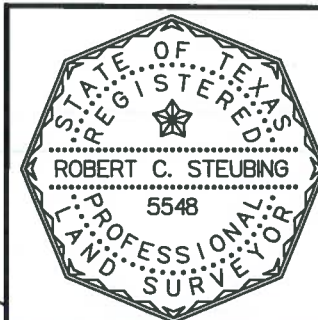
American Tower Asset Sub, LLC  
Easement And Assignment Agreement  
Doc. 2018044862 OPRTCT  
Access and Utility Easement Area  
Called 0.0069 Acres or 299 SqFt

## Legend

- 1/2" Iron Rod Found
- ⊙ Plastic Capped Iron Rod Found
- △ Calculated Point Not Set
- ⊗ Electric Distribution Pole
- ⊠ Electric Transmission Tower
- P — Overhead Electric Line(s)
- P.O.C. Point Of Commencement
- P.O.B. Point Of Beginning
- PRCTCT Plat Records, Travis County, Texas
- OPRTCT Official Public Records, Travis County, Texas
- RPRCTCT Real Property Records, Travis County, Texas

Lot 1,  
Reed Central Austin  
Vol 94, Pg 133  
PRCTCT

LOT 2  
Reed Central Austin  
Vol 94, Pg 133  
PRCTCT



- NOTES:
1. P.O.C. COORDINATES = N 10126666.540 E 3136234.043 GRID COORDINATES, TEXAS CENTRAL ZONE 4204, NAD83
  2. TRACT 1 P.O.B. COORDINATES = N 10127457.365 E 3136629.615 GRID COORDINATES, TEXAS CENTRAL ZONE 4204, NAD83
  3. TRACT 2 P.O.B. COORDINATES = N 10127389.921 E 3136820.508 GRID COORDINATES, TEXAS CENTRAL ZONE 4204, NAD83
  4. TRACT 3 P.O.B. COORDINATES = N 10127443.946 E 3136622.902 GRID COORDINATES, TEXAS CENTRAL ZONE 4204, NAD83
  5. BEARING BASIS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.
  6. MAPSCO Panel No.: 466 Travis County Central Appraisal District ID No.: 505605

SHEET 1 OF 2 Rev: 2018/07/12

DRAWING: H:\Survey\Surveying\Transmission ckt\1004\DWG\Chameleon Howard LP\Chameleon Howard LP.dwg

Robert C. Steubing 07/11/2018

ROBERT C. STEUBING (512-505-7148) DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548



1. RESTRICTIVE COVENANTS as per: Book 94, Page(s) 133-134 of the Plat Records of TRAVIS County, Texas  
EFFECTS TRACT.

10. g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Austin

Purpose: As provided in said instrument

Recording No: Volume 11689, Page 375 of the Real Property Records of TRAVIS County, Texas, and as shown on Plat recorded in Book 94, Page(s) 133-134 of the Plat Records of TRAVIS County, Texas.

DOES NOT EFFECT TRACT.

10. h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Austin

Purpose: As provided in said instrument

Recording No: Volume 12350, Page 215 of the Real Property Records of TRAVIS County, Texas

EFFECTS TRACT AS SHOWN.

10. i. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Austin

Purpose: As provided in said instrument

Recording No: Volume 12350, Page 220, and as corrected in Volume 12571, Page 933 of the Real Property Records of TRAVIS County, Texas.

EFFECTS TRACT AS SHOWN.

10. p. Easement(s) for the purpose(s) shown below and rights incidental thereto, together with all terms, conditions and stipulations contained therein, as granted in a document:

Granted to: American Tower Asset Sub, LLC, a Delaware limited liability company

Purpose: access and utility easements

Recording Date: March 27, 2018

Recording No.: Document No. 2018044862, Official Public Records of Travis County, Texas, as further affected by that certain Subordination and Non-Disturbance Agreement recorded in Document No. 2018045446, Official Public Records of Travis County, Texas.

EFFECTS TRACT AS SHOWN.